**Architectural Committee Meeting Minutes – February 20, 2014**

**8:00 A.M. BSOA Conference Room – 145 Center Lane Unit J. Big Sky, Montana 59716**

**BSAC and Staff in Attendance Guests in Attendance**

Brian Wheeler, Chair Katie Coleman, BSCC Camp

Kenny Holtz Jessie Wiese, BSCC Executive Director

Trever McSpadden John Haas, Representative

Sharon Douglas Rob White, Owner (phone)

Suzan Scott Mark Kawell, Architect (phone)

Janet Storey

Dawn Smith

**1. Membership Forum –** None

**2.**  **Call to Order –** Brian Wheeler called the meeting to order at 8:01 am.

**3. Variance Review**

**a.** BSOA #06221A White – Height Variance Request

Legal Description: Lot 221A Block 3 Cascade Subdivision Street Address: 39 Middle Rider Rd.

Staff presented the application for a variance in maximum height. The allowable height in Cascade is 28 feet and this structure would measure to an average of approximately 30 feet. Staff noted that two adjacent owners had contacted the office and both had no issues with the variance. Staff reviewed the elevations (south and west) that were above the maximum height along with site constraints and natural existing topography and vegetation that would mitigate any potential impacts. The applicant, Rob White, and architect, Mark Kawell spoke in regard to the elevations and height calculations and the visibility of the home by neighboring properties. BSAC discussed the project and elevations. Trever McSpadden asked staff if the site and/or lot presented and hardships, staff explained that the size and location of the building envelope presented constraints in how a home could be designed.

Kenny Holtz made a motion to approve the variance considering the 19% grade and tight building envelope on the site. The motion was seconded by Trever McSpadden seconded the motion. Motion passed unanimously.

**4. Concept Plan Review**

BSOA #07206 BSCC – Yurt Shelter Installation

Legal Description: Tract 2 A Sweetgrass Hills Street Address: 373 Little Coyote

Trever McSpadden presented his conflict as Chair of the BSCC and he would not speak on behalf of the BSAC on this project. Staff presented the concept plan review for installation of a yurt shelter within the community park boundaries. It was noted that no comments had been received from adjacent property owners. Staff reviewed the applicable section of the Sweetgrass Hills covenants specific to the park parcel, noting that comfort stations and shelters were a permitted use. As this building is not on a permanent foundation and will not include plumbing or electricity it would not be considered a commercial building. Staff further explained that the yurt would be used as a shelter structure for the summer day camp programming. Mainly used when the children need shelter from the weather and to store personal dry good items during the camp hours. It is not anticipated that the yurt will be used for activities outside of summer day camp. Staff explained that the anticipated temporary use would span from June to September and be Monday-Friday 8-5. The applicant presented the color swatches and also addressed the logic behind a temporary building versus a permanent one, in that this structure would be used to assess real needs of the program along with when/how a permanent building could be constructed for the program.

BSAC discussed the use within the park, noting that it was compatible and in-line with the covenants. Brain Wheeler asked the committee if they would be amenable to discussing the installation and use for year round so that a future application would not be necessary if the need arose. The BSAC was in agreement. Katie Coleman, applicant, stated that it was possible for electricity to be installed at the building. After discussion of the availability and ease of electrical use within the structure, BSAC recommended that the BSCC have the yurt reviewed for year-round use at the final stage. In addition the BSAC recommended the following colors; 15 year tan and 5 year sandstone on the sides.

**5. Staff Report**

1. **Review Fees and Performance Deposit –** Brian Wheeler recommend that the final discussion be tabled to the next meeting when other members may participate in the discussion.
2. **Performance Deposit Tracking Sheets –** Staff noted there were no changes.
3. **Covenant Compliance Tracking Sheet –** No compliance issues were presented by Staff.
4. **Meeting Minutes January 16, 2013 BSAC Meeting –** Kenny Holtz made a motion to approve the modified minutes from January 16, 2014, Sharon Douglas seconded the motion. Motion passed unanimously.

**Meeting Minutes February 6, 2014 BSAC Meeting** – Trever McSpadden made a motion to approve the minutes from February 6, 2014, Kenny Holtz seconded the motion. Motion passed unanimously.

**6.** **Adjourn –** Trever McSpadden made a motion to adjourn the meeting of the BSAC at 9:20a.m., Sharon Douglas seconded the motion. Motion carried unanimously.

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Brian Wheeler, Committee Chair